

PREPARED BY AND RETURN TO:
FILE NO: 03060198
REALTY TITLE
1306 Goodman Road, Suite 110
Southaven, MS 38671
Phone Number: (662) 536-1770

BK 0450 PG 0213

After recording, return to:
FNF Title Services, Inc.
7145 Swinnea Road, Suite 2
Southaven, MS 38671
(662) 349-6536
File #S 11194

WARRANTY DEED

Jerry L. Strawn and Rita Strawn-

GRANTORS

Becky M. Austin-

GRANTEE

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, Jerry L. Strawn and wife, Rita Strawn do hereby sell, convey and warrant unto Becky M. Austin, a single person, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:


Lot 57, Carriage Hills Estates Amended Subdivision, situated in Section 23, Township 1 South, Range 8 West, as shown on plat of record in Plat Book 28, Page 38 in the Chancery Clerk's Office of DeSoto County, Mississippi.


Rita Strawn, wife of Jerry L. Strawn, hereby joins in this conveyance for the sole purpose of conveying any and all marital, homestead and/or any other rights she may have in the above property by virtue of her marriage to Jerry L. Strawn.

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi, and further subject to all applicable building restrictions and the restrictive covenants of record.

IT IS AGREED and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the parties hereto agree to pay on the basis of an actual proration.

WITNESS our signature this 1st day of August, 2003.


Jerry L. Strawn


Rita Strawn

STATE OF MISSISSIPPI
COUNTY OF DESOTO


STATE MS.-DESOTO CO. *BC*
FILED *BC*

AUG 11 10 27 AM '03

BK 450 PG 213
J.E. DAVIS CH. CLK.

PERSONALLY appeared before me, the undersigned authority in and for said County and State, the within named Jerry L. Strawn and Rita Strawn, who acknowledged that they signed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as their free and voluntary act and deed and for the purposes therein expressed.

GIVEN UNDER MY HAND AND OFFICIAL seal of office this the 1st day of August, 2003.


Notary Public

Grantors' Address:
2938 Fountain Gate
Hernando, MS 38632
(W) 901-332-1801
(H) 662-449-4970

Grantees' Address:
1277 Five Oaks Dr. N.
Southaven, MS 38671
W - N/A
H - 662-349-6536